

for sale

guide price **£190,000**



The Yard BRAINTREE CM7 3TY

Whether you are a first time buyer looking for your first home or an investor searching for a buy-to-let opportunity, this two bedroom ground floor apartment is a perfect choice.

This home is being sold with No Onward Chain



The Yard BRAINTREE CM7 3TY

Entrance Hall

Storage Cupboard

Living Room

20' 5" x 13' 6" max (6.22m x 4.11m max)

Double glazed window to the front and rear aspect with fitted blinds, heater.

Kitchen

10' 3" x 6' 7" (3.12m x 2.01m)

Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards up and under, built in oven, hob and extractor fan, space for fridge-freezer and washing machine, downlighters,

double glazed window to the front aspect.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the rear aspect, heater, storage cupboard.

Bedroom Two

10' 1" x 6' 6" (3.07m x 1.98m)

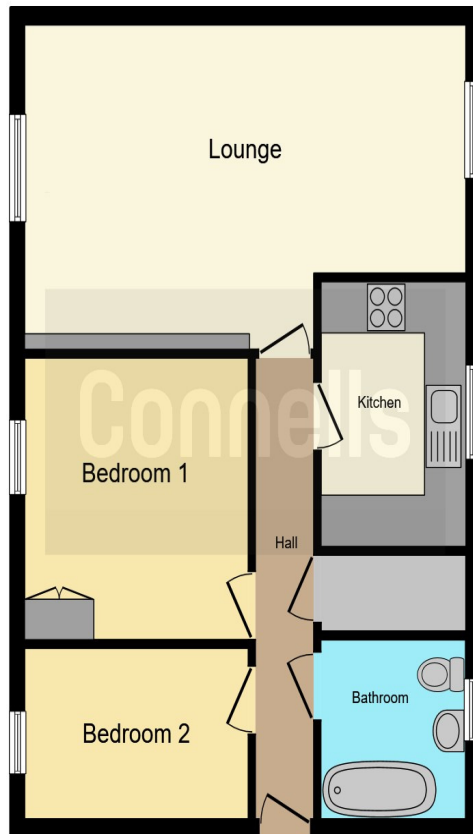
Double glazed window to the rear aspect, heater

Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, double glazed window to the front aspect.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308045 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/BRT308045

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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